

TEXAS TRANSPORTATION COMMISSION

COLLIN County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Anna, Collin County, on FM 455, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 372, at Page 167, of the Official Public Records of Collin County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.

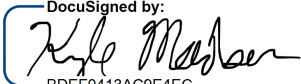
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Anna 31 Retail, LP, a Texas limited partnership, is an abutting landowner and has requested to purchase the tract for \$59,000.

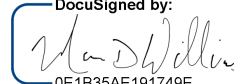
The commission finds \$59,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Anna 31 Retail, LP, a Texas limited partnership, for \$59,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4FC
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116081 August 31, 2021

Minute Number	Date Passed
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EXHIBIT 'A'

TRACT 1

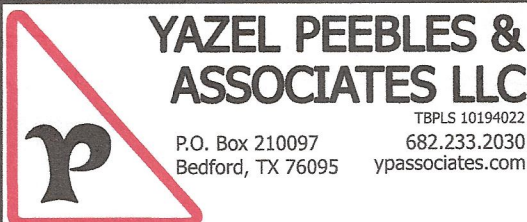
BEING a 0.169 acre tract of land situated in the Thomas Rattan Survey, Abstract Number 782, located in the City of Anna, Collin County, Texas, being a part of the right-of-way of FM Highway 455 (Variable Width) conveyed to the State of Texas and recorded in Volume 372, Page 167 of the Official Public Records of Collin County, Texas, (OPRCCT), said 0.169 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap stamped "ypassociates.com" on the existing south right-of-way line of said FM Highway 455 and at the east corner of a called 0.034 acre tract described as Parcel 5D in the Deed to the State of Texas recorded in Instrument Number 20120718000868780, OPRCCT, on the north line of Lot 2R-C, Block A of the Anna Retail Addition, recorded in Instrument Number 20100303010000370, OPRCCT;

1. THENCE South 78 degrees 57 minutes 34 seconds East, with the proposed right-of-way line of said FM Highway 455 right-of-way, a distance of 155.39 feet to a 1/2" iron rod set with cap stamped "ypassociates.com";
2. THENCE South 02 degrees 45 minutes 07 seconds East, continuing with the proposed right-of-way line of said FM Highway 455, a distance of 110.31 feet to a point for corner on the south right-of-way line of said FM Highway 455 at the northeast corner of said Lot 2R-C from which a found 5/8" iron rod bears South 76 degrees 14 minutes 00 seconds, a distance of 0.64 feet, said point for corner being at the beginning of a curve to the right having a radius of 398.10 feet whose chord bears North 46 degrees 23 minutes 14 seconds West, a distance of 28.66 feet;
3. THENCE Northwesterly, with the south existing right-of-way line of said FM Highway 455 and the north line of said Lot 2R-C through a central angle of 04 degrees 07 minutes 35 seconds and an arc length of 28.67 feet to a found 1/2" iron rod with cap stamped "RPLS 5810";
4. THENCE North 44 degrees 28 minutes 09 seconds West, continuing with the south existing right-of-way line of said FM Highway 455 and the north line of said Lot 2R-C, a distance of 95.32 feet to a found 1/2" iron rod with cap stamped "RPLS 5810" at the beginning of a curve to the left having a radius of 278.36 feet whose chord bears North 53 degrees 25 minutes 37 seconds West, a distance of 87.52 feet;
5. THENCE Northwesterly, continuing with the south existing right-of-way line of said FM Highway 455 and the north line of said Lot 2R-C through a central angle of 18 degrees 05 minutes 19 seconds and an arc length of 87.88 feet to the POINT OF BEGINNING and containing 0.169 of an acre, or 7,369 square feet of land, more or less.

Referenced on TxDOT's Map Sheet 2
FM 455
From: US 75 NB Frontage Road
To: State Highway 5
RCSJ 0816-04-046
Dated: November 2009

An exhibit of even date accompanies this
metes and bounds description.



2018-045-002

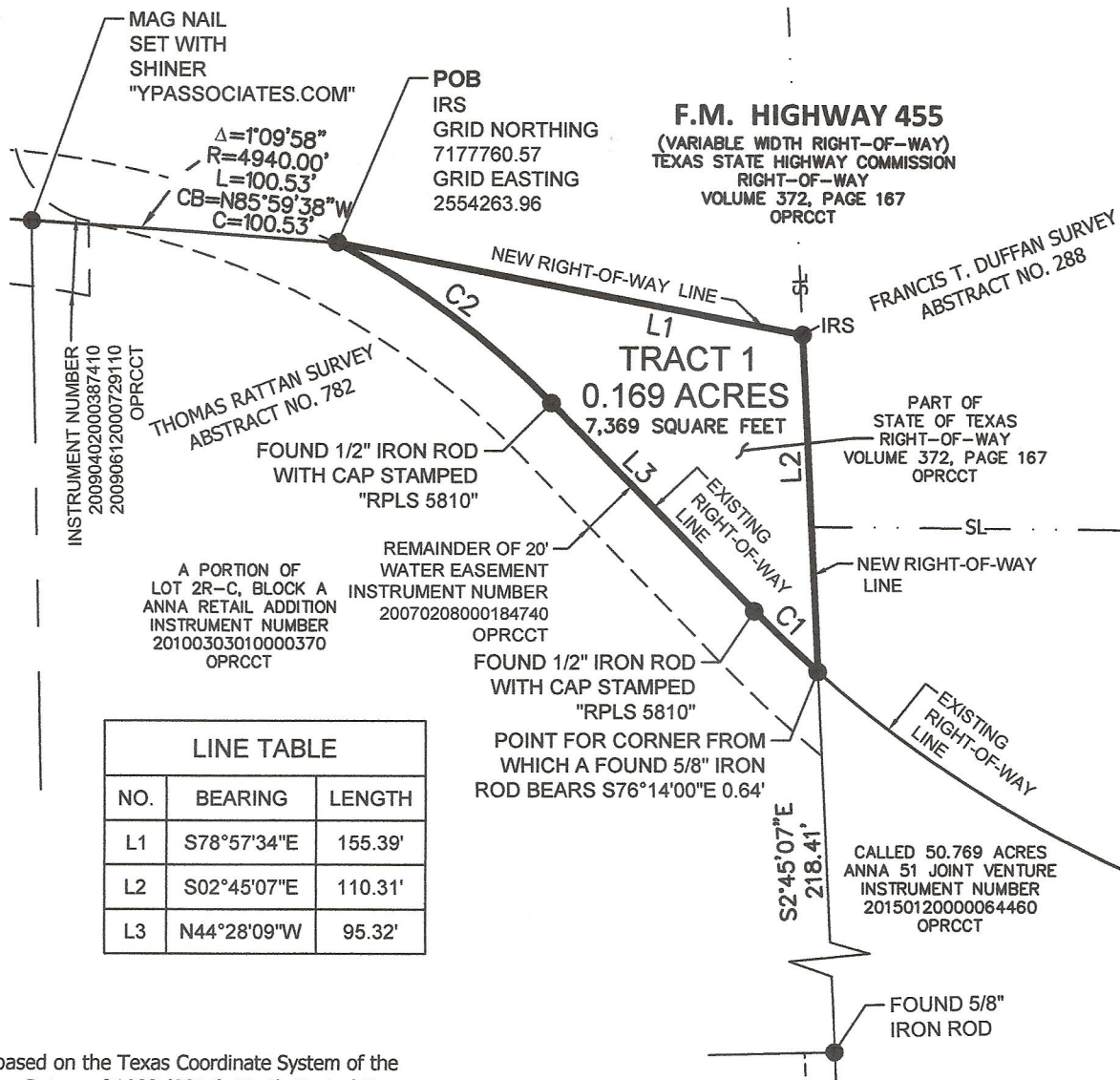
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August 20, 2018

TRACT 1
0.169 ACRE TRACT
BEING PART OF THE RIGHT-OF-WAY OF FM HIGHWAY 455
SITUATED IN THE THOMAS RATTAN SURVEY,
ABSTRACT NO. 782

CITY OF ANNA
COLLIN COUNTY, TEXAS



1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
2. Improvements not shown.
3. OPRDCT = Official Public Records, Collin County, Texas
4. () = Indicates Plat Call
5. POC = Point of Commencing / POB = Point of Beginning
6. IRS = Set 1/2" Iron Rod with cap stamped "ypassociates.com"

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°07'35"	398.10'	28.67'	N46°23'14"W	28.66'
C2	18°05'19"	278.36'	87.88'	N53°25'37"W	87.52'

A blue circular seal for a Professional Land Surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "KENNETH H. YAZEL JR." is printed. Below the name is the number "6182". The bottom half of the seal features the words "LAND SURVEYOR" in a curved arrangement. The seal is stamped over a signature.

CITY OF ANNA
COLLIN COUNTY, TEXAS